

Evelyn Boyd Real Estate



Lake Shore - Acreage - Homes
Homesites - Business Properties

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NEARLY NEW HOME ON 15 ACRES with a pond, a seasonal creek, wildlife, end of road privacy, and 2 sides National Forest. 2400+ sf custom home with 3 very large bdrms, 3 ba, an extra large kitchen with lots of cupboards and counter space, an extra large living room with cathedral ceiling and a huge wrap-around deck for your summer time BBQing. Home is finished inside with wood giving it a warm and inviting feeling. ~~\$525,000~~, NOW \$389,000. MLS# 20110991



SMALL CABIN ON 20 ACRES.. Very private setting at the end of a private road and Nat'l Forest on 2 sides. Great wildlife area with resident heard of elk and lots of other critters. Possible spring water and there's a small seasonal stream. Cabin needs some work. **Priced at \$185,000.** MLS #20116091



5 ACRES W/ 2 BED HOME, very private setting bordering NF, a huge spring erupting onto the property creating a pond and creek flowing across the property. Cabinet Reservoir with great fishing or boating just across the road. **Priced at only \$199,000.** MLS #20113531



TIMBER STYLE HOME on 26+ extremely private acres of pasture, timber with NF boundary. 3B/3B home filled with many amenities including cathedral beamed ceilings, native rock fireplace and large deck to view the awesome mountains. 5 outbuildings including a large shop. Located in the scenic Bull River Valley. **Priced at \$699,000.** MLS# 703167



****PRIVATE 2 BED CABIN** on 10 acres in NE Idaho. House is a log style cabin, very rustic with bathroom and 2 simple bedrooms and needs some finishing. This location is off the grid and no well but home has tank and pump system. ~~\$145,000~~ REDUCED TO JUST \$70,000 and possible seller financing.



****HOME ON 25 ACRES** w/6 acre field for some animals. 1800 sf man'f'd home w/3 lrg bdrms w/walk-in closets, 2 full baths, an extra large kitchen w/lots of cupboards/counter space, a separate laundry /utility /mud room and a huge deck . 2400 sf shop ready for the toys or hobbies, fenced orchard and garden area. **Reduced to \$349,000 w/poss. owner financing.** First time on the market. MLS# 20110784



1B/1B LOG HOME with large loft on .6-acre lot with fantastic views of Cabinet Reservoir and the valley. Home in like new condition. Furniture and appliances included w/home. Recreational opportunities close. **PRICE REDUCED to \$129,000.** MLS# 20110223

UNDEVELOPED LAND

.94+ ACRE PARCEL in the Noxon area with great tree cover and great access, good southern exposure. Mostly level lot close to Cabinet Lake and boat launch, a great RV site. Water should be close and power and phone are close. Light CCR's. **Just \$17,900.** Agent related to the sellers.

NOXON RESERVOIR ACCESS LOTS in the Trout Creek area. 1/2 acre to over 1 acre lots w/community water, power & phone to lot line. Great lake & valley views and good walking access to the water. **Starting at \$49,000 and seller financing.** Seller will give discount for purchase of two or more lots. Will make a much better deal for a sale of the remaining 7 lots and will consider partial RE trades and seller held contract.

BULL RIVER 2 ACRE LOT with tree cover and very private setting. Nice level ground with those fantastic Cabinet mountain views. Beautiful access road, little noise and no train noise, shallow wells here with lots of water and power/ phone at the lot line. Limited CCR's. **Price reduced to \$65,000.** Possible owner contract. Seller/agent.

BULL RIVER WATERFRONT LOTS - 2 ACRE Lots with frontage on the lower end of Bull River. Gorgeous building sites / settings with trees for privacy, great views of river and mountains and good access to the river. Electric, septic and water available. **Priced from \$125,000.** Seller financing available. Seller/agent.

NOXON RESERVOIR ACCESS LOT in the Trout Creek area. Level, grassy .5 acre lot with community water, power and phone to the lot line. Bring the toys and RV and have some fun, or use as your hunting base camp!!! **Priced reduced to \$125,000.**

17 ACRES WITH A POND and spring fed creek in the Noxon area. Mostly flat ground with highway 200 road frontage / access. Ready to build your home or cabin, or park your RV or hold as an investment. **Great price at just \$145,000.** Agent related to the sellers.

****BULL RIVER FRONTAGE,** very private and nicely treed 10 +/- acre parcel adjoining and overlooking Bull River valley with those great Cabinet Mountain views. Nice spots to build your dream home or the vacation cabin. Power and phone are on the property and wells are easy and productive here. National Forest border on two sides. **\$225,000 Priced Reduced to \$197,500.**

OVER 1500 FEET OF FRONTAGE ON CABINET RESERVOIR. 24 Acres +/- overlooking BULL RIVER BAY where the Clarks Fork River and Bull River meet. Property includes mature cedar and a mix of other species and numerous small springs as well. Great buildings sites abound for your personal use, for a commercial property or for an investment. **Price reduced to \$550,000.** Poss. owner held financing. Adjoining 17 Acres available. Agent related to the sellers.

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